

MARYLAND WALK, POPHAM STREET, ISLINGTON, LONDON, N1
£650,000 LEASEHOLD

A LOVELY 3 BED MAISONETTE WITH PRIVATE GARDEN

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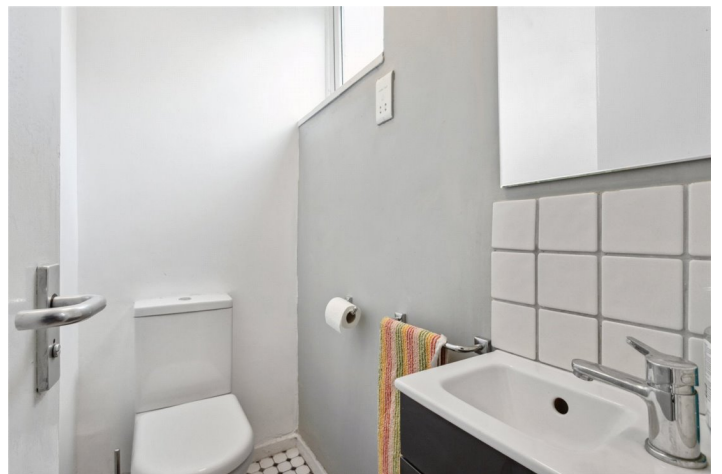
DESCRIPTION:

Set in the heart of Angel this charming three bedroom maisonette is simply lovely and ideal for a first time buyer or family looking for a spacious property in a prime location.

Situated in this purpose built block the property offers a wonderfully generous lounge bathed in light overlooking a private garden. There is a separate kitchen with fantastic dining and entertaining space and direct access to the garden. There are three double bedrooms upstairs with a spacious family bathroom, and a second WC downstairs.

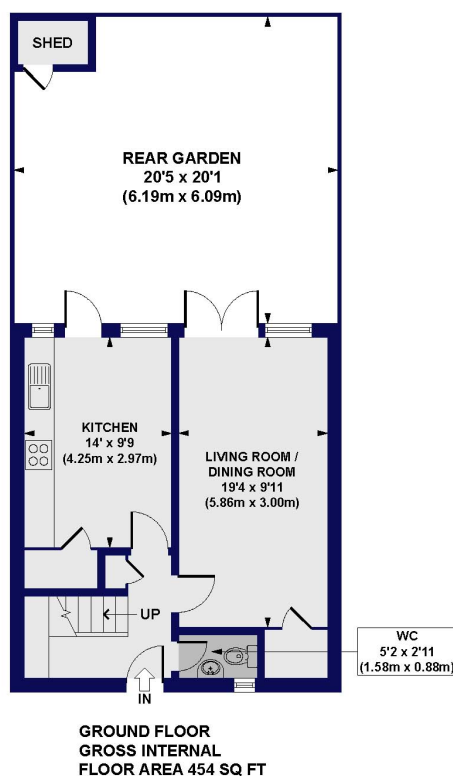
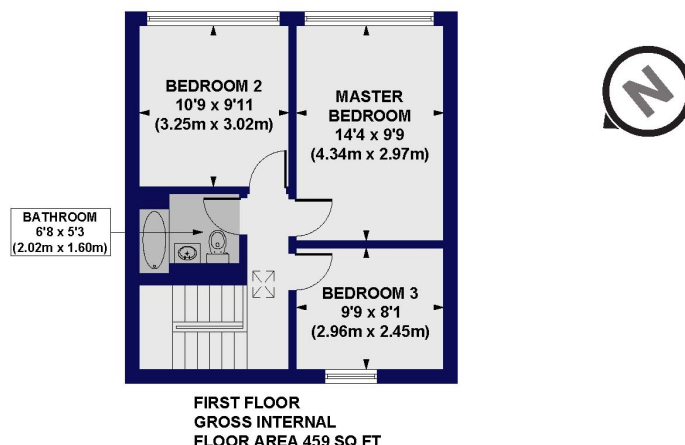
Maryland Walk is perfectly located for the restaurants, boutique's and bars on Upper St and Essex Road. The property is just moments from Essex Road Overland taking you directly into the city. Both Angel and Old street Underground stations are walking distance and there are fantastic bus routes both to the City and West End.

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Maryland Walk, Popham Street, N1
Approx. Gross Internal Floor Area 913 sq. ft / 84.78 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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